



**CITY OF NOVI CITY COUNCIL**  
**FEBRUARY 23, 2026**

**SUBJECT:** Acceptance of a highway easement and a temporary construction easement from the property owner of 47460 11 Mile Road (parcel 50-22-17-400-028) for the future construction of a roundabout at 11 Mile Road and Beck Road, in the amount of \$76,600.

**SUBMITTING DEPARTMENT:** Department of Public Works, Engineering Division

**KEY HIGHLIGHTS:**

- A highway easement and temporary construction easement are needed for the property for a planned roundabout at 11 Mile Rd and Beck Rd.

**FINANCIAL IMPACT**

	<b>FY 2025/26</b>
<b>EXPENDITURE REQUIRED</b>	<b>\$ 76,600.00</b>
<b>BUDGET</b>	
<b>Major Street Fund 202-449.20-975.274</b>	<b>\$ 2,577,057.68</b>
<b>APPROPRIATION REQUIRED</b>	<b>\$ 0</b>
<b>FUND BALANCE IMPACT</b>	<b>\$ 0</b>

**BACKGROUND INFORMATION:**

Beck Road reconstruction and widening between 11 Mile Road and Grand River Avenue is planned to start construction in spring of 2026. Originally, the project included construction of a roundabout (RAB) at Beck Road and 11 Mile Road. However, the RAB was removed from the project due to time constraints, with the intent of constructing it after the Beck Road reconstruction project. To construct the RAB, additional right-of-way is needed. An appraisal of the easement area was completed, which determined the just compensation to be:

Permanent Highway Easement	\$74,600.00
Temporary Construction Easement	<u>\$2,000.00</u>
Total Just Compensation	\$76,600.00

Patricia Cyr, the owner of 47460 11 Mile Road, has agreed to the Good Faith Offer of \$76,600 for the easements. The City Attorney reviewed the signed easements favorably (Beth Saarela, February 9, 2026).

**RECOMMENDED ACTION:** Acceptance of a highway easement and a temporary construction easement from the property owner of 47460 11 Mile Road (parcel 50-22-17-400-028) for the future construction of a roundabout at 11 Mile Road and Beck Road, in the amount of \$76,600.



# 47460 11 Mile Road

## Approximate Proposed Easement Location



Map Author: Runkel  
Date: 6-17-25  
Version #: 1.0

**MAP INTERPRETATION NOTICE**  
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



Proposed Highway Easement



Proposed Temporary Grading Easement



**City of Novi**

Engineering Division  
Department of Public Works  
26300 Lee BeGole Drive  
Novi, MI 48375  
cityofnovi.org



0 15 30 60 90  
Feet  
1 inch = 90 feet



ELIZABETH KUDLA SAARELA  
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250  
Farmington Hills, Michigan 48331  
P 248.489.4100 | F 248.489.1726  
www.rsjalaw.com



ROSATI | SCHULTZ  
JOPPICH | AMTSBUECHLER

February 9, 2026

Rebecca Runkel, Project Engineer  
City of Novi  
Field Services Complex  
26300 Lee BeGole Drive  
Novi, MI 48375

**RE: 11 Mile Rd and Beck Rd Roundabout Project– Project Easements  
47460 11 Mile Rd.**

Dear Ms. Runkel:

We have received and reviewed the following easements that the City is acquiring for the 11 Mile Rd and Beck Rd Roundabout Project:

- Highway Easement (\$74,600)
- Temporary Construction Easement (\$2,000)

The City obtained an appraisal for the easements over these parcel. The property owner accepted the offer of just compensation in the total amount of \$76,600 for the Highway Easement and Temporary Construction Easement. The Highway Easement and Temporary Construction Easement acceptable as provided and is consistent with the title search obtained for the Property.

The Highway Easement and Temporary Construction Easement may be placed on an upcoming City Council Agenda for acceptance. Once accepted, the Highway Easement should be recorded by the City Clerk's Office with the Oakland County Register of Deeds in the usual manner. It is our understanding that the City's Engineering Division has the original document for recording.

Please feel free to contact me with any questions or concerns in regard to this matter.

Rebecca Runkel, Project Engineer  
City of Novi  
February 9, 2026  
Page 2

Very truly yours,

ROSATI SCHULTZ JOPPICH  
& AMTSBUECHLER PC



Elizabeth Kudla Saarela

EKS

Enclosures

C: Cortney Hanson, Clerk  
Ben Croy, City Engineer  
Thomas R. Schultz, Esquire

## **HIGHWAY EASEMENT**

**KNOW ALL PERSONS** that, Patricia J. Cyr, Successor Trustee of the Joanne M. Ward Revocable Living Trust ("Grantor"), whose address is 46140 West Park Drive, Novi, MI 48377, for and in consideration of Seventy-four thousand six-hundred Dollars (\$74,600.00), paid to Grantor by the City of Novi, a Michigan Municipal Corporation, ("Grantee"), whose address is 45175 Ten Mile Road, Novi, Michigan 48375, does hereby grant to the Grantee, a permanent easement for all public highway purposes ("Highway Easement") and to construct, operate, maintain, repair, and/or replace roadways, utilities, sidewalk, and other infrastructure improvements in, over, under, upon, and through a portion of the following described premises ("Property") situated in the City of Novi, County of Oakland, State of Michigan as such Highway Easement is more particularly described, drawn and depicted on the attached Exhibit A.

Tax Parcel No.: 50-22-17-400-028

The Highway Easement consists of a variable width easement described as follows:

**SEE HIGHWAY EASEMENT DRAWING, ATTACHED AS EXHIBIT "A,"**

This Highway Easement includes, but is not limited to, the consent of the Grantor, within the Highway Easement area, to the removal of any trees, shrubs, and/or vegetation, to grading, to the occupancy of the Property by public utilities, and to other matters which, in the sole discretion of the Grantee, may be necessary in connection with all public highway purposes and the construction, operation, maintenance, repair, and/or replacement of roadways, utilities, and other infrastructure improvements in, over, under, upon, and through the Highway Easement. Grantor waives further notice of such actions.

The premises so disturbed by reason of the exercise of any of the foregoing powers shall be restored at Grantee's sole cost and expense to substantially the condition that existed prior to construction by the Grantee, its agents, employees or contractors.

This Highway Easement runs with the land and shall bind the Grantor and the Grantor's heirs, representatives, successors, and assigns. This Highway Easement contains the entire understanding of the Grantor and the Grantee, and there are no other verbal promises between the Grantor and the Grantee except as shown herein.

IN WITNESS WHEREOF, the undersigned hereunto affixed their signatures this 5<sup>th</sup> day of February, 2026.

GRANTOR

Patricia J. Cyr, Successor Trustee of the Joanne M. Ward  
Revocable Living Trust

BY: Patricia J. Cyr

STATE OF MICHIGAN     )  
COUNTY OF Oakland    ) SS.

The foregoing consent to easement was acknowledged before me this 5<sup>th</sup> day of  
February, 2026, by Patricia Cyr, the owner  
of 47460 11 mile Rd, a Michigan resident, on its behalf.

REBECCA RUNKEL  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF LIVINGSTON  
MY COMMISSION EXPIRES Aug 13, 2029  
ACTING IN COUNTY OF Oakland

Rebecca Runkel  
Notary Public  
Oakland County, MI  
My Commission Expires: 8/13/2029

Parcel No. 50-22-17-400-028

Drafted by:  
Elizabeth Saarela, Esq.  
27555 Executive Drive, Suite 250  
Farmington Hills, MI 48331

When recorded return to:

Cortney Hanson, Clerk  
City of Novi  
45175 Ten Mile Rd.  
Novi, MI 48375

RECORDING FEE \_\_\_\_\_ REVENUE STAMPS \_\_\_\_\_

# HIGHWAY EASEMENT

PART OF SECTION 17, T1N-R8E, CITY OF NOVI,  
OAKLAND COUNTY, MICHIGAN



## HIGHWAY EASEMENT LEGAL DESCRIPTION

A PORTION OF LAND SITUATED IN SECTION 17, T1N, R8E, CITY OF NOVI,  
COUNTY OF OAKLAND AND STATE OF MICHIGAN MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTH EAST SECTION CORNER N01°52'21"W, A  
DISTANCE OF 32.25 FEET; THENCE S87°22'03"W, A DISTANCE OF 75.10 FEET TO  
THE POINT OF BEGINNING, THENCE S87°01'35"W, A DISTANCE OF 259.75 FEET;  
THENCE N01°27'29"W, A DISTANCE OF 14.15 FEET; THENCE N73°54'04"E, A  
DISTANCE OF 245.55 FEET; THENCE N23°03'52"E, A DISTANCE OF 36.20 FEET;  
THENCE S01°52'21"E, A DISTANCE OF 120.30 FEET, THENCE S86°50'19"W, A  
DISTANCE OF 14.75 FEET; THENCE S01°52'21"E, A DISTANCE OF 27.00 FEET TO  
THE POINT OF BEGINNING CONTAINING 13555 SQUARE FEET MORE OR LESS.

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	N01°52'21"W	32.25
L2	S87°22'03"W	75.10
L3	S87°01'35"W	259.75
L4	N01°27'29"W	14.15
L5	N73°54'04"E	245.55
L6	N23°03'52"E	36.20
L7	S01°52'21"E	120.30
L8	S86°50'19"W	14.75
L9	S01°52'21"E	27.00

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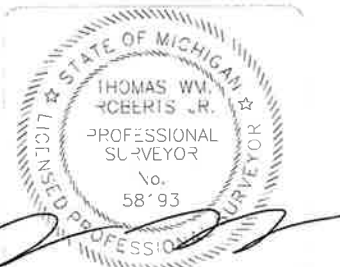
**AECOM**

WARD, JOANNE M TRUST  
47460 11 MILE  
NOVI, MI

## LEGEND

PROPERTY LINE  
EXIST RIGHT OF  
WAY LINE  
PROPOSED RIGHT  
OF WAY LINE  
SECTION LINE  
SECTION CORNER

**SURVEY FOR:**  
CITY OF NOVI  
DATE: 5/1/2025  
JOB NO.: 60694162  
DRAWN: TAS  
CHECKED BY: TWR





**TEMPORARY CONSTRUCTION EASEMENT**

For, \$ 2,000 Temporary Construction Easement (Annually), Patricia J. Cyr, Successor Trustee of the Joanne M. Ward Revocable Living Trust ("Grantor"), whose address is 46140 West Park Drive, Novi, MI 48377, as the Owner of the property described as 47460 11 Mile Road, City of Novi, Oakland County, Michigan (parcel 50-22-17-400-028) grant the City of Novi and its contractor (or subcontractors) permission to access, move men and equipment on and through, the right to store materials and excavated earth, remove vegetation and alter the underlying land in, over, upon and through the properties described above in the particular areas shown in Exhibit A, attached.

All portions of the Premises damaged or disturbed by Novi's exercise of temporary easement rights shall be reasonably restored by Novi to the condition that existed prior to the damage or disturbance.

I understand this only grants permission to the Contractor to perform work directly relating to the listed project and upon completion of required grading operations the property will be fully restored.

The Temporary Construction Easement shall start as of the date the contractor commences work on the above project and shall terminate on November 20, 2027.

**Patricia J. Cyr, Successor Trustee of the Joanne M. Ward Revocable Living Trust**

Patricia J. Cyr

By:

2-6-2026

Date

STATE OF MICHIGAN       )  
  ) ss.  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of February, 2026, by Patricia Cyr, the Successor Trustee of the Joanne M. Ward Revocable Living Trust.

REBECCA RUNKEL  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF LIVINGSTON  
MY COMMISSION EXPIRES Aug 13, 2029  
ACTING IN COUNTY OF

Rebecca Runkel

Notary Public

Acting in Oakland County, Michigan

My Commission Expires: 8/13/2009

Drafted by:

Elizabeth K. Saarela, Esquire

Rosati, Schultz, Joppich & Amtsbeuchler, PC

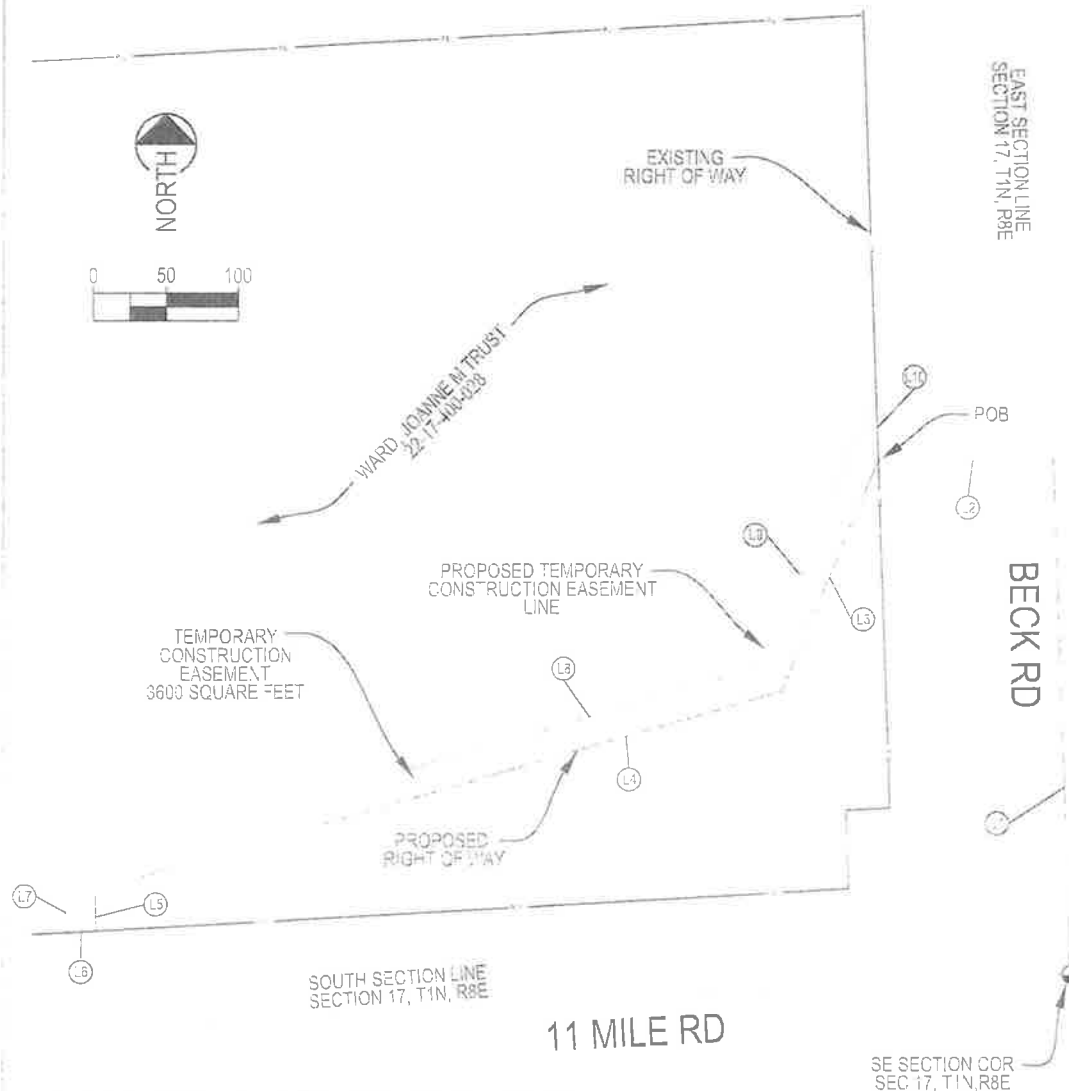
27555 Executive Drive, Suite 250

Farmington Hills, Michigan 48331

## **TEMPORARY CONSTRUCTION EASEMENT**

# TEMPORARY CONSTRUCTION EASEMENT

PART OF SECTION 17, T1N-R8E, CITY OF NOVI,  
OAKLAND COUNTY, MICHIGAN



## TEMPORARY CONSTRUCTION EASEMENT LEGAL DESCRIPTION

A PORTION OF LAND SITUATED IN SECTION 17, T1N, R8E, CITY OF NOVI, COUNTY OF OAKLAND AND STATE OF MICHIGAN MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING FROM THE SOUTH EAST SECTION CORNER N01°52'21"W, A DISTANCE OF 176.95 FEET; THENCE N90°00'00"W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE S23°03'52"W, A DISTANCE OF 86.20 FEET; THENCE S73°55'25"W, A DISTANCE OF 245.90 FEET; THENCE S01°27'29"E, A DISTANCE OF 14.15 FEET; THENCE S37°01'35"W, A DISTANCE OF 10.00 FEET; THENCE N01°27'29"W, A DISTANCE OF 22.15 FEET; THENCE N73°55'25"E, A DISTANCE OF 245.90 FEET; THENCE N23°03'52"E, A DISTANCE OF 102.90 FEET; THENCE S01°52'21"E, A DISTANCE OF 23.70 FEET TO THE POINT OF BEGINNING CONTAINING 3600 SQUARE FEET MORE OR LESS.

LINE TABLE		
LINE #	DIRECTION	DISTANCE
1	N01°52'21"W	176.95
2	N90°00'00"W	60.00
3	S23°03'52"W	86.20
4	S73°55'25"W	245.90
5	S01°27'29"E	14.15
6	S37°01'35"W	10.00
7	N01°27'29"W	22.15
8	N73°55'25"E	245.90
9	N23°03'52"E	102.90
10	S01°52'21"E	23.70

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**AECOM**

WARD, JOANNE M TRUST

47460 11 MILE  
NOVI, MI

## LEGEND

PROPERTY LINE  
EXIST R/W LINE  
PROPOSED R/W  
LINE  
PROPOSED TEMP  
CONSTR ESMT  
LINE  
SECTION LINE  
SECTION CORNER

## SURVEY FOR:

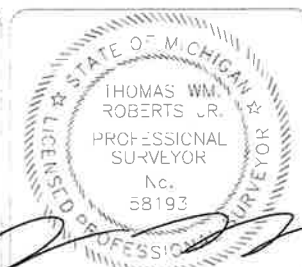
CITY OF NOVI

DATE: 5/1/2025

JOB NO. 60894162

DRAWN: TAS

CHECKED BY: TWR



File No : **63-25954611-SSP**

**Commonly Known As:** 47460 W 11 Mile Rd, Novi, MI 48374

## TITLE SEARCH

Date: May 20, 2025

The land referred to in this search is situated in the City of Novi, County of Oakland, State of Michigan, as follows:

### SEE EXHIBIT A

**Last grantee of record:**

Patricia J. Cyr, Successor Trustee of the Joanne M. Ward Revocable Living Trust dated March 9, 2016

1. Rights of the public or any governmental unit in any part of captioned land taken, used, dedicated or deeded for road purposes.
2. Easement for water main purposes vested in City of Novi by instrument recorded in [Liber 10816, Page 448](#), Oakland County Records.
3. Terms, conditions and provisions which are recited in Consent Judgement recorded in [Liber 15584, Page 146](#) and in [Liber 20511, Page 92](#), Oakland County Records.
4. Terms, conditions and provisions which are recited in Declaration of Taking recorded in [Liber 19780, Page 692](#), Oakland County Records.

5. PAYMENT OF TAXES: Tax Parcel No.: 22-17-400-028

2024 Summer Taxes in the amount of \$11,053.08 are PAID, includes trash in the amount of \$70.72

2024 Winter Taxes in the amount of \$4,409.12 are PAID, includes trash in the amount of \$70.72

Special Assessments: none

- 2024 State Equalized Value: \$389,440.00

The amounts shown as due do not include collection fees, penalties or interest.

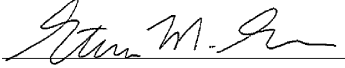
[Vesting Deed](#)

ATA National Title Group, LLC  
36800 Gratiot Avenue  
Clinton Township, MI 48035  
Ph:(586) 463-7200 Fax:(586) 463-6114

## TITLE SEARCH - CONTINUED

COUNTERSIGNED:

**ATA National Title Group, LLC**



Steven M. Greco

AUTHORIZED SIGNATORY

### Terms and Conditions

1. This document is a search only. It is neither an insurance product nor an opinion of law or title and should not be relied upon as such. In addition, it runs only to the named customer and should not be relied upon for any purpose by any person or entity other than the named customer and/or its duly appointed representatives and agents.
2. By receiving and using this product, the customer agrees that the liability of the Company, its subsidiaries and affiliates, for any direct or indirect loss shall be limited to either the amount of the loss or the amount paid for this search, whichever is less.



## TITLE SEARCH - CONTINUED

### EXHIBIT "A"

The land referred to in this search is described as follows: City of Novi, County of Oakland, State of Michigan

Part of the Southeast 1/4 of Section 17, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, beginning at Southeast corner of said Section 17; thence due West along the South Section line, 830.95 feet; thence North 0 degrees 44 minutes 30 seconds East 667.10 feet; thence due East parallel to the South Section line, 260 feet; thence South 0 degrees 44 minutes 30 seconds West 333.55 feet; thence due East parallel to the South Section line, 570.95 feet; thence South 0 degrees 44 minutes 30 seconds West along East Section line 333.55 feet to the point of beginning.